

Request for Proposal Purchase of City-Owned Property on Theiss Road (Conservation)



December 4, 2020
Theiss Road Request for Proposal (Conservation)
City of Akron Office of Integrated Development
166 S. High Street, Room 202
Akron, OH 44308
Contact: Abraham L. Wescott, Jr.
Awescott@akronohio.gov (330) 375-2133

REQUEST FOR PROPOSAL FOR PURCHASE OF REAL ESTATE THEISS ROAD, AKRON, OHIO

INTRODUCTION

The City is soliciting proposals to purchase land to be used for conservation purposes in the Merriman Valley Neighborhood of the city of Akron Ohio. The purchaser will have an opportunity to create open space and related development within the site to enhance natural areas that protect plants and wildlife. Related development projects may include constructing facilities that are needed on the location to make the site suitable for programming.

PROPERTY DESCRIPTION

Thiess Road contains nearly 45 acres of land in close proximity to shopping and public facilities. The site is bordered by Theiss Road to the north and the west. Northampton Road generally is the eastern border. South of the parcels is Hardy Road. Please be advised, the site does not have access to water and sewer.

PREFERRED PROPOSALS

The city is soliciting proposals for conservation use at this site for a minimum of 30 years. Proposals submitted should consider how it can demonstrate their ability to achieve at least one of the activities below.

1. Conserve plants and wildlife. This may include reforestation of land or the planting of vegetation on the site for the purpose of providing ecological benefits.
2. Provide access and a program for the public especially to minority and people of color to encourage participation in activities at the site. This would include outreach to schools within the Akron School District.
3. Benefit the local economy. This could include programs or activities which involves economic development that uses recreation and ecotourism.

PURCHASE PRICE

The City is prepared to sell the properties for no less than \$550,000. The respondent should state the cost they are willing to pay and it should be a minimum of \$550,000.00.

SUBMISSION REQUIREMENTS AND FORMATS

1. Cover Letter. The cover letter should provide a summary of your proposed program. This includes the following information: The Respondents name, mailing address, contact numbers and email address, brief summary of programs and the purchase price offered for the property.
2. The Proposal. Please provide a narrative of your proposal which includes the following details of the program(s). This narrative should include the following points.
 - The Project Proposal. Please provide a narrative of your proposal which includes the details of planned programs and projects for the site. Please include overall goals and objectives the project/programs should achieve. Explain the benefits of the programs.
 - Plan to conserve Plants and wildlife
 - Plan to attract people, especially minority and people of color to participate in activities at the site.
 - Please specify activities you will allow on the site and what activities you will not allow on the site.
 - Benefit the local economy. This includes the jobs retained or created by this project.
3. Site Plan (If applicable)
4. The proposed project implementation timeline and land transfer structure.
5. Project budget. This will include the sources and uses of funds.
6. Significant Project Partners and Team. Please provide explanation as to their role in the project.
7. Summarize the anticipated financing for the project.
8. Discuss your experience in programing related to your proposal.
9. Any assistance requested from the City of Akron.

Respondents must submit ten (10) hard copies of their complete proposal along with a digital form of the submittal. The proposal should not exceed ten (10) pages. Respondents may submit up to five (5) pages of exhibits and attachments.

SELECTION PROCESS

The Office of Integrated Development will review and evaluate the responses to the RFP. During this process, the City may seek additional information from the responders. In addition, the City may request the responders to make a presentation of their proposal. Only proposals received by the due date will be reviewed. Subsequent to the review the Office of Integrated Development will make its recommendation to the Mayor, Akron City Planning Commission, and Akron City Council.

RESPONSE TIME FRAMES

The following schedule represents the anticipated timeline for the selection of the approved RFP. If the need arises, the schedule may be altered by the City of Akron.

RFP Submissions
March 31, 2021

Review of Proposals
April 9, 2021

The proposals must be submitted by 3 p.m. on March 31, 2021 to:

Office of Integrated Development
Development Services Division
Attn: Abraham L. Wescott, Jr.
166 S. High Street, Room 202
Akron, OH 44308

Proposal Package: Please submit 10 copies of the proposal and one (1) electronic copy on flash drive or on CD in PDF format.

The proposal must be submitted no later than 3:00 p.m. on March 31, 2021. Proposal to be “marked” “Proposal for Theiss Road (Conservation)”.

PROPOSAL EVALUATION

The City shall consider the following information when evaluating submitted proposals to determine which proposal is in the best interest of the City:

- a. Qualifications of the Respondents
- b. Ecological Benefits
- c. Overall benefit to the City of Akron including financial considerations
- d. Development and Team ability to fulfill the commitments in the proposals.
- e. Time frame for implementation

CERTIFICATION OF RESPONDENTS

Respondent certifies they are not delinquent in the payment of real estate taxes or personal property taxes, or City of Akron income tax.

CITY RESERVATIONS

The city of Akron does not guarantee it will accept the proposals solicited by this RFP or any proposals responding to any RFP pertaining to this site.

The City of Akron reserves the right to:

- a. Modify, waive or vary terms of the RFP at any time, including and not limited to submission deadlines, and proposal requirements
- b. Select more than one proposal to develop the entire site or a portion
- c. Reject any or all proposals without explanation
- d. Cancel or withdraw the RFP at any time
- e. Accept the proposal which best serves the interest of the City

EXHIBITS

- A. Aerial Map of Theiss Road
- B. Topographic Map
- C. Wetland Map

QUESTIONS AND COMMENTS

All questions about this RFP should be directed to Development Manager, Abraham L. Wescott, Jr. at Awescott@akronohio.gov or (330) 375-2133.

Questions should be submitted between December 4, 2020 and March 28th, 2021. Please allow up to 48 hours for a response.

City of Akron Office of Integrated Development
Attn: Abraham L Wescott
166 S. High Street, Room 202
Akron, OH 44308
(330) 375-2133
Awescott@akronohio.gov



DANIEL HERRIGAN, MAYOR

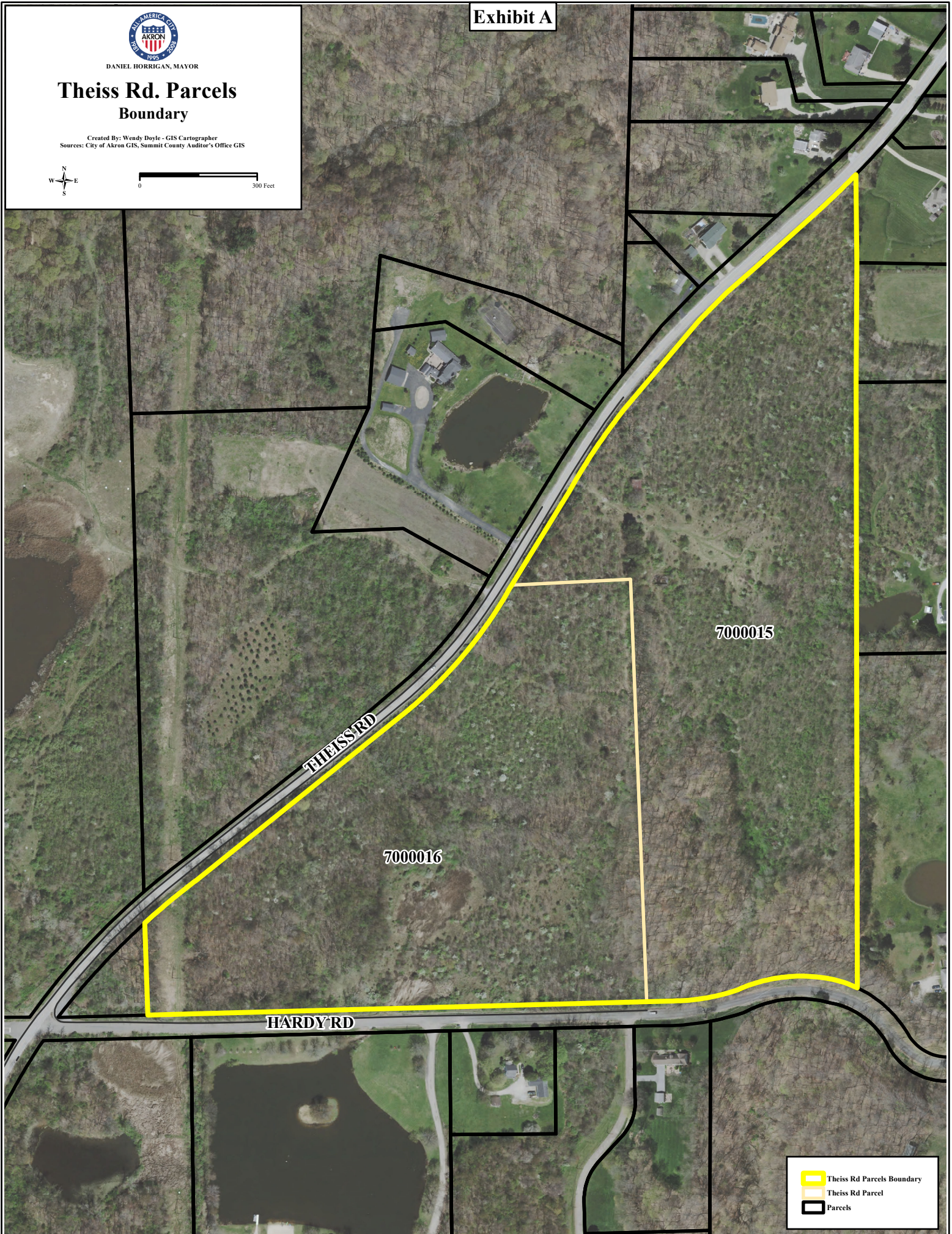
Theiss Rd. Parcels Boundary

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS



0 300 Feet

Exhibit A



- Theiss Rd Parcels Boundary
- Theiss Rd Parcel
- Parcels



DANIEL HARRIGAN, MAYOR

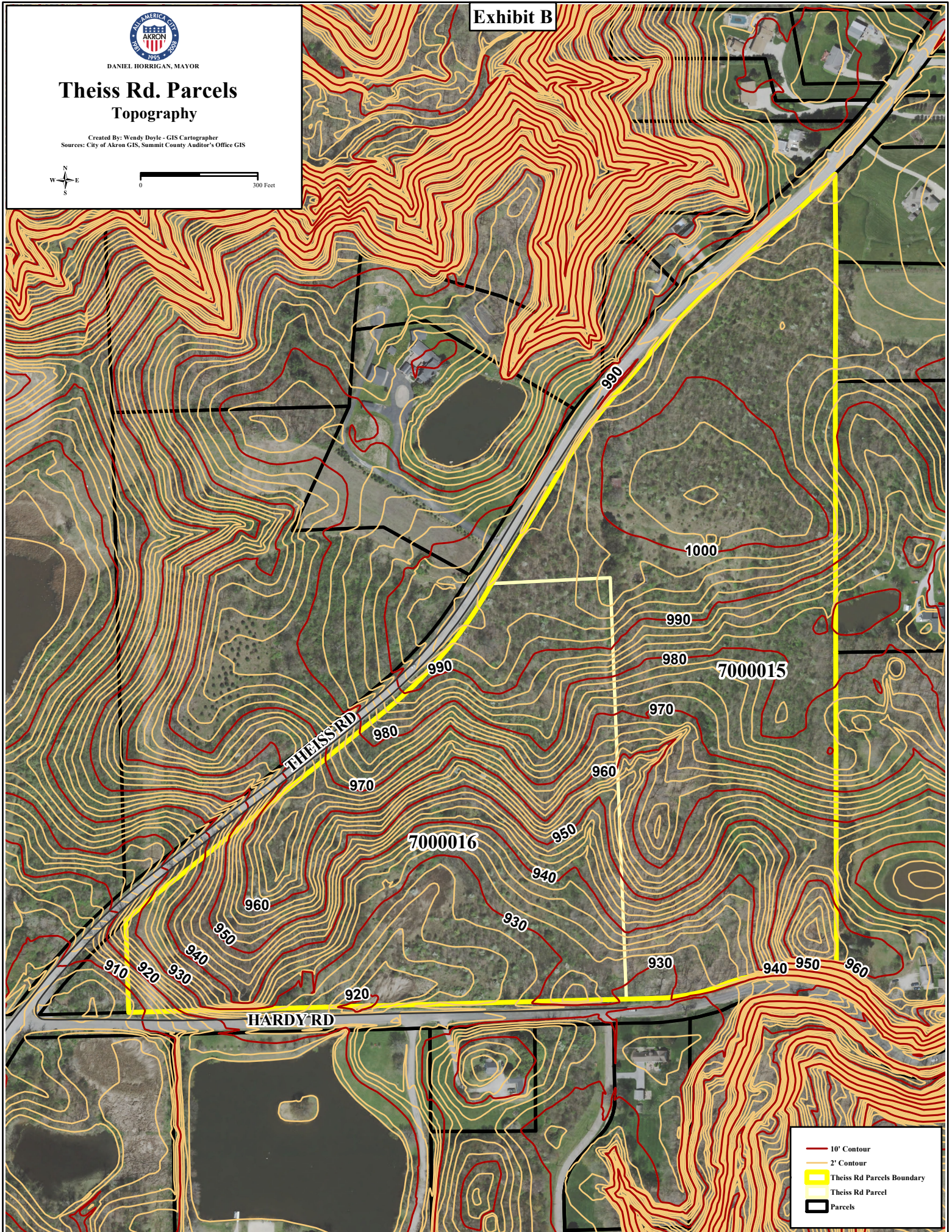
Theiss Rd. Parcels Topography

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS



0 300 Feet

Exhibit B





DANIEL HARRIGAN, MAYOR

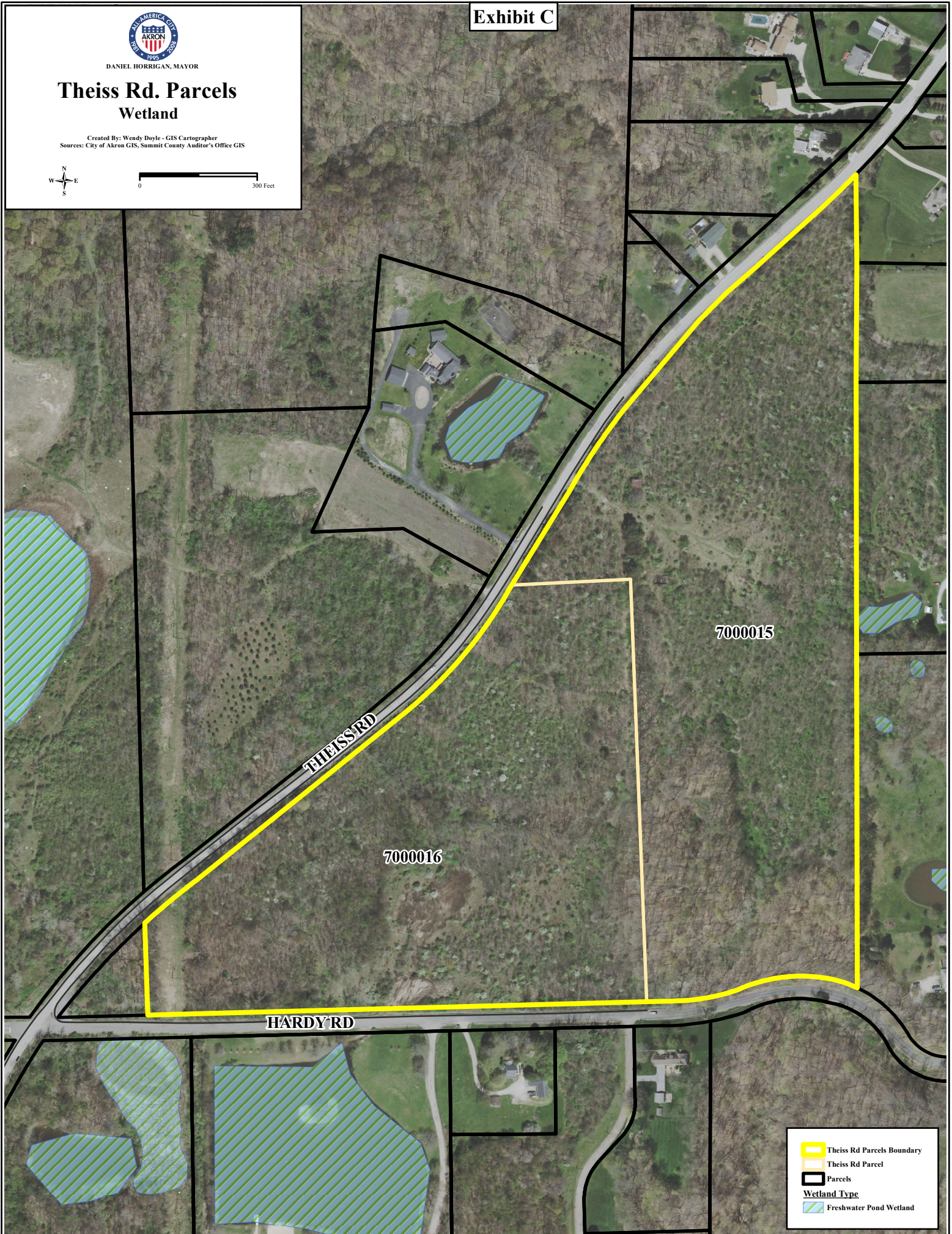
Theiss Rd. Parcels Wetland

Created By: Wendy Doyle - GIS Cartographer
Sources: City of Akron GIS, Summit County Auditor's Office GIS



0 300 Feet

Exhibit C



- Theiss Rd. Parcels Boundary
- Theiss Rd. Parcel
- Parcels
- Wetland Type
- Freshwater Pond Wetland